

COMMON COUNCIL  
COUNCIL CHAMBERS  
NOVEMBER 25, 2008

Mayor Armstrong called a regular meeting of the City Common Council to order at approximately 6:00 P.M. in the Cal Brand Meeting Hall.

**I. Meeting Called to Order**

- A. Opening Prayer was given by David Florine with St. Peter's Lutheran Church.
- B. Pledge of Allegiance was led by Mayor Armstrong.
- C. Roll Call Jesse Brand, Ann DeVore, George Dutro, Martha Myers, Joseph Richardson, and Priscilla Scalf were present. James Lienhoop was absent.
- D. Acceptance of Minutes: George Dutro moved to approve the minutes of the council meeting for November 5, 2008 and Jesse Brand seconded the motion. Motion passed by a vote of 6 to 0. Joseph Richardson moved to approve the minutes of the council meeting for November 12, 2008. Ann DeVore seconded the motion. Motion passed by a vote of 6 to 0.

**II. Unfinished Business Requiring Council Action**

- A. Second reading of an Ordinance entitled "ORDINANCE NO.38, 2008, ORDINANCE FOR APPROPRIATIONS AND TAX RATES FOR 2009." Oakel Hardy presented this final reading of the budget for 2009. He briefly discussed the changes beginning with the budget process back in August. Discussion followed primarily regarding the budget items for the PAAL Director and the PAAL operational budget. Martha Myers made a motion to amend the proposed 2009 budget to include the salary and operating expenses for PAAL with the stipulation the above expenses are to be fully funded by donations or other non-city funds and that \$60,000 must be presented to Clerk Treasurer for those expenses prior to December 31, 2008. Employee Salary and benefits must be deposited with the Clerk Treasurer prior to the beginning of each calendar quarter. Monies for operations must be deposited with the Clerk Treasurer prior to the payment of any bills by the Clerk Treasurer's Office on behalf of PAAL. Total amount to increase the budget to cover these items would be \$93,737. George Dutro seconded the motion to amend the Ordinance. Motion passed by a vote of 6 to 0. Martha Myers moved to approve the Amended Ordinance. Priscilla Scalf seconded the motion. The motion passed by a vote of 6 to 0.
- B. Second reading of an Ordinance entitled "ORDINANCE NO. 39, 2008, AMENDED SALARY ORDINANCE FOR 2009." Oakel Hardy presented this Amended Salary Ordinance for 2009 and did amend it to reflect the salary for the PAAL Director. Discussion followed. Martha Myers moved to amend the Amended Salary Ordinance for 2009 to reflect the salary for the PAAL Director with the stipulation the conditions stated in the previous item – Item A. on the Agenda be met. George Dutro seconded the motion. The motion to amend the Amended Ordinance passed by a vote of 6 to 0. Martha Myers moved to approve the Amended Salary Ordinance. Priscilla Scalf seconded the motion. The motion passed by a vote of 6 to 0.–

- C. Second reading of an Ordinance entitled “ORDINANCE NO. 40, 2008, AN ORDINANCE VACATING PUBLIC RIGHT-Of-WAY.” (Cummins Engine Alley) Jeff Bergman, Planning Director, indicated Cummins was ready to proceed on this Ordinance. Jeff presented a power point presentation and informed the Council the necessity for the alley vacation. Jeff indicated Cummins had provided him with a subdivision plat prior to the Council meeting. Jeff stated a representative from Cummins was in the audience to answer any questions. Brief discussion followed. George Dutro moved to approve the Ordinance. Jesse Brand seconded the motion. The motion passed by a vote of 6 to 0.
- D. Second reading of an Ordinance entitled “ORDINANCE NO. 41, 2008, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM “RE” (ESTABLISHED RESIDENTIAL) TO “CO” (PROFESSIONAL OFFICE COMMERCIAL).” (Cummins Engine) Jeff Bergman indicated this Ordinance was a related request for rezoning of the property in connection with the alley vacation just approved for property owned by Cummins. Jeff again showed the power point presentation on the property. Martha Myers moved to approve the Ordinance. Ann DeVore seconded the motion. The motion passed by a vote of 6 to 0.
- E. Reading of a Resolution entitled “RESOLUTION NO. 31, 2008, A RESOLUTION ADOPTING A FISCAL PLAN FOR PROPERTY TO BE ANNEXED TO THE CITY OF COLUMBUS.” (Faith, Hope, and Love Annexation) Jeff Bergman presented this Resolution and indicated this Resolution is in connection with the annexation requested by applicants and is related to the next item on the Agenda. Discussion followed. Priscilla Scalf moved to approve the Resolution. Ann DeVore seconded the motion. The motion passed by a vote of 6 to 0.
- F. Second reading of an Ordinance entitled “ORDINANCE NO. 42, 2008, AN ORDINANCE ANNEXING AND DECLARING CERTAIN TERRITORY TO BE A PART OF THE CITY OF COLUMBUS, INDIANA.” (Faith, Hope, and Love Church) Jeff Bergman presented this Ordinance. Brief discussion followed. Ann DeVore moved to approve the Ordinance. Priscilla Scalf seconded the motion. The motion passed by a vote of 6 to 0.

### **III. New Business Requiring Council Action**

- A. First Reading of an Ordinance entitled “ORDINANCE NO. 43, 2008, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM RS-3 (SINGLE-FAMILY RESIDENTIAL) TO “CC” (COMMUNITY COMMERCIAL).” (Random Court / Lewis Place Rezoning) Jeff Bergman, Planning Director, presented this Ordinance. Jeff indicated this rezoning was initiated by the Plan Commission in order to correct a zoning map error. The area includes lots 1 through 3 and 8 through 12 of Heritage Place, a commercial subdivision located on the west of US 31, north of County Road 550 North. These properties front on Random Court and Lewis Place and are located at the far northern portion of the City’s jurisdiction. This property was developed under the jurisdiction of Bartholomew County’s roadside commercial zoning district, but was rezoned to “agriculture” when the area was brought into the City’s jurisdiction in 1999. The area was

mistakenly designated as RS-3 (Single-family Residential) by the replacement zoning map adopted in April of this year. The proposed CC (Community Commercial) zoning district allows all of the existing businesses in the area either as permitted or conditional uses. Jeff reported at the Columbus Plan Commission meeting on November 5, 2008 a public hearing was held on this rezoning and was forwarded to City Council with a favorable recommendation by a vote of 8 in favor and 0 opposed. Jeff presented a power point presentation of the property to be rezoned. Discussion followed. George Dutro moved to suspend the rules and pass this Ordinance on first reading. Martha Myers seconded the motion. Motion passed by a vote of 6 to 0. George Dutro moved to approve the Ordinance. Ann DeVore seconded the motion. Motion passed by a vote of 6 to 0.

- B. First reading of an Ordinance entitled “ORDINANCE NO.\_\_\_\_, 2008, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP, OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM “RT” (TWO FAMILY RESIDENTIAL) TO “RMc” (MULTI-FAMILY RESIDENTIAL WITH CONDITIONS).” (Freeman Development Corp.) Jeff Bergman presented this Ordinance. Jeff explained the Columbus Plan Commission met on November 5, 2008 and the application for rezoning was forwarded with a favorable recommendation by a vote of 8 in favor and 1 opposed. The applicant requested that an area of approximately 11.8 acres be rezoned to RM (Multi-family Residential). The area is currently zoned RT (Two-family Residential). The property is located on the west side of Talley Road, immediately south of the intersection with Valley Forge Avenue (about 1,350 feet north of 25<sup>th</sup> Street). Jeff presented a power point presentation on the property. The Plan Commission’s recommendation included five (5) conditions. Discussion followed. Mr. Jim Lowry representing Freeman Development Corp. spoke on behalf of the rezoning. Betty Jean Beshear representing neighbors in the area read a letter asking that the rezoning be denied and tendered to Mayor Armstrong a copy of such letter along with a petition requesting the rezoning be denied signed by neighbors. Jack Stone then presented pictures of past flooding in the area and requested the rezoning be denied. Much discussion followed. Joe Richardson made a motion to deny the Ordinance. Martha Myers seconded the motion. The motion to deny passed by a vote of 5 to 1 with George Dutro voting in favor of the Ordinance.
- C. First reading of an Ordinance entitled “ORDINANCE NO.\_\_\_\_, 2008 AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM “CO” (PROFESSIONAL OFFICE COMMERCIAL), “P” (PUBLIC / MEDIUM INDUSTRIAL), SEMI-PUBLIC FACILITIES), “I-2” (MEDIUM INDUSTRIAL), AND “I-3” (HEAVY INDUSTRIAL) TO “PUD” (PLANNED UNIT DEVELOPMENT)” (Airpark) Jeff Bergman presented the history of this Ordinance. He indicated this was the non-aviation portion of airport. He presented a power point presentation of the property. Jeff explained the Columbus Plan Commission met on November 5, 2008, reviewed the Final PUD Plan and rezoning for the Columbus Airpark and forwarded the request to the City Council with a favorable recommendation by a vote of 8 in favor and 0 opposed. Jeff stated several members of the public spoke at the Plan Commission meeting. They expressed general concerns about future commercial and industrial development near their homes. Specifically, they discussed the buffering of the homes to the west of the AirPark and the treatment of the People Trail currently along that

property line. Brooke Moore with HNTD Corporation did a presentation on behalf of the Columbus Board of Aviation showing the approximately 473 acres to be rezoned. Discussion followed. Jesse Brand moved to place in proper channels. Joseph Richardson seconded the motion. Motion passed by a vote of 6 to 0

- D. First Reading of an Ordinance entitled “ORDINANCE NO.\_\_\_\_\_, 2008, AN ORDINANCE AUTHORIZING THE ACQUISITION BY THE CITY OF COLUMBUS, INDIANA, OF THE ASSETS OF EASTERN BARTHOLOMEW REGIONAL SEWER DISTRICT, INCLUDING THE ASSUMPTION OF CERTAIN OUTSTANDING INDEBTEDNESS OF EASTERN BARTHOLOMEW REGIONAL SEWER DISTRICT AND OTHER RELATED MATTERS.” Keith Reeves, City Utilities Director, and Terry Coriden, Attorney for the Utilities Board, presented this Ordinance. Keith indicated he was seeking approval for a merger with Eastern Bartholomew Regional Sewer District. With this merger, Columbus City Utilities would serve approximately 480 customers now with EBRSD. In addition, the Columbus City Utilities would assume EBRSD’s debt which would have little impact on current ratepayers. Keith stated that all boards had approved the merger. Discussion followed. Ann DeVore moved to place the Ordinance in proper channels. Priscilla Scalf seconded the motion. The motion passed by a vote of 6 to 0.
- E. Submittal of the 2009 Utilities Service Board Budget. Keith Reeves, Director for Columbus City Utilities, presented the budget for 2009. He indicated the major increase in the budget is due to capital improvements primarily being the new wastewater treatment plant. Part of the increase in the budget has to do with the merger with Eastern Bartholomew Regional Sewer District. He indicated the budget was just a discussion item and he would bring back the Resolution for passage at the next meeting.
- F. Reading of a Resolution entitled “RESOLUTION NO.32, 2008, A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS TO DESIGNATE THE USE OF CERTAIN APPROPRIATIONS IN THE 2008 CAPITAL IMPROVEMENTS BUDGET FOR “B” PRIORITY ITEMS.” Jim Norris, Director of Public Safety, along with Bryan Burton from City Garage asked that the capital items be made “A” priority. Discussion followed. Jim Norris handed out a document explaining some facts regarding sanitation. He informed Council that the floor scrubber that was listed on the Resolution should be deleted. Priscilla Scalf moved to amend the Resolution and delete the floor scrubber from the request. Martha Myers seconded the motion. The motion passed by a vote of 6 to 0. Priscilla Scalf moved to approve the Amended Resolution. Joseph Richardson seconded the motion. Motion passed by a vote of 6 to 0.
- G. Reading of a Resolution entitled “RESOLUTION NO.33, 2008, A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS TO DESIGNATE THE USE OF CERTAIN APPROPRIATIONS IN THE 2008 CAPITAL IMPROVEMENTS BUDGET FOR “B” PRIORITY ITEMS.” Fire Chief Gary Henderson asked his capital items be made “A” priority from the Cum Cap Fire Fund. He explained he had already paid a portion of the ladder truck being built. Priscilla Scalf moved to approve the Resolution. Joseph Richardson seconded the motion. The motion passed by a vote of 6 to 0.

#### **IV. Other Business**

##### **Postponed to November 2008**

City attorney Tim Coriden made a comment about the postponements of the three (3) items on the agenda. It was determined the three (3) items would be continued to the January 6, 2009 meeting. Martha Myers moved to continue the three (3) items until January 6, 2009. Jesse Brand seconded the motion. The motion passed by a vote of 6 to 0.

Public hearing of preliminary determination to issue general obligation bonds to finance construction of a portion of Downtown Project known as Commons Mall.

Reading of a Resolution entitled “RESOLUTION NO.\_\_\_\_, 2008, A RESOLUTION MAKING A PRELIMINARY DETERMINATION TO ISSUE BONDS.” Terry Coriden, Tom Vujovich, and Ed Curtin

First reading of an Ordinance entitled “ORDINANCE NO.\_\_\_\_, 2008, ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS FOR THE PURPOSE OF PROVIDING FUNDS TO PAY FOR CERTAIN DOWNTOWN DEVELOPMENT PROJECTS AND INCIDENTAL EXPENSES IN CONNECTION THEREWITH AND ON ACCOUNT OF THE ISSUANCE OF THE BONDS.” Terry Coriden, Tom Vujovich, and Ed Curtin

- A. Standing Committee and Liaison Reports.
- B. Next Regular Scheduled Meeting will be Tuesday, December 2, 2008 at 6:00 o'clock P.M.
- C. Adjournment: Martha Myers moved to adjourn the meeting. Joseph Richardson seconded the motion. The motion passed by a vote of 6 to 0. The meeting adjourned at approximately 8:25 P.M.

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Presiding Officer of Common Council

Attest:

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Columbus City Clerk Treasurer